



City of Annapolis

Board of Appeals
Department of Planning and Zoning
145 Gorman Street, 3rd Fl
Annapolis, MD 21401-2529

410-260-2200 • Fax 410-263-1129 • TDD use MD Relay or 711 • www.annapolis.gov

**Board of Appeals
Public Hearing Meeting
Wednesday May 15, 2019
City Council Chamber
7:00 p.m.**

- A. Call to Order – Robert P. Gallagher, Chair**
- B. Roll Call**
- C. Approval of Agenda**
- D. Public Hearing**

1. Zoning District Boundary Adjustment application by Noreast Holdings, LLC, property owner, for property located at 424-428 Fourth Street to extend the zoning district regulations for the majority of the tract to any contiguous portion of the tract for property zoned B2, Community Shopping District/OCD Office and Corridor Enhancement District (majority) and R2-NC, Single-Family Residence Neighborhood Conservation District (minority). ZBA2018-002

2. Variance applications by Noreast Holdings, LLC, property owner, for property located at 424-428 Fourth Street to the requirements under section 21.62.120 G to the minimum landscaped buffer of 20 feet from the property line to the edge of pavement of a parking lot with 16 or more spaces to reduce the rear buffer to 10 feet and the side buffer to 5 feet; section 21.66.050 B. 2. that provides off-street parking spaces are not permitted in bufferyards to allow parking spaces in the bufferyards; section 21.66.050.C that provides enclosed buildings and carports containing off-street parking are subject to applicable yard requirements to allow a variance to the bufferyard requirement; and to Section 21.66.050.D that provides that no parking space serving a non residential use may be established within ten feet of a residential lot line to allow parking in the buffer VAR2018-003

3. Special Exception application by Noreast Holdings, LLC, property owner, for property located at 424-428 Fourth Street for a 75 seat standard restaurant with a bar and seasonal outdoor seating; hours of operation until 10pm, Sunday thru Thursday and until midnight, Friday and Saturday SE2018-003

- E. Old Business**
- F. Approval of Minutes**
- G. New Business**
- H. Deliberations**
- I. Signing Opinions and Orders**
- J. Adjournment**

**Robert P. Gallagher, Chair
Next Public Hearing: June 4, 2019
City Council Chamber – 7:00 p.m.**

Anyone needing reasonable accommodation to be able to participate in a public meeting held by the City of Annapolis should contact the Community Relations Specialist at [410-263-7997](tel:410-263-7997) or by MD Relay (711), or by email at constituents@annapolis.gov at least five days prior to the meeting date to request assistance.